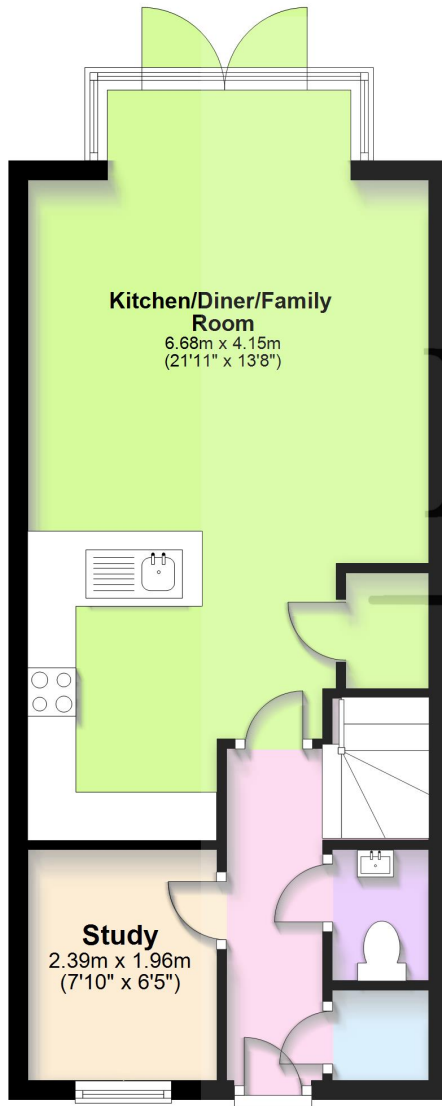




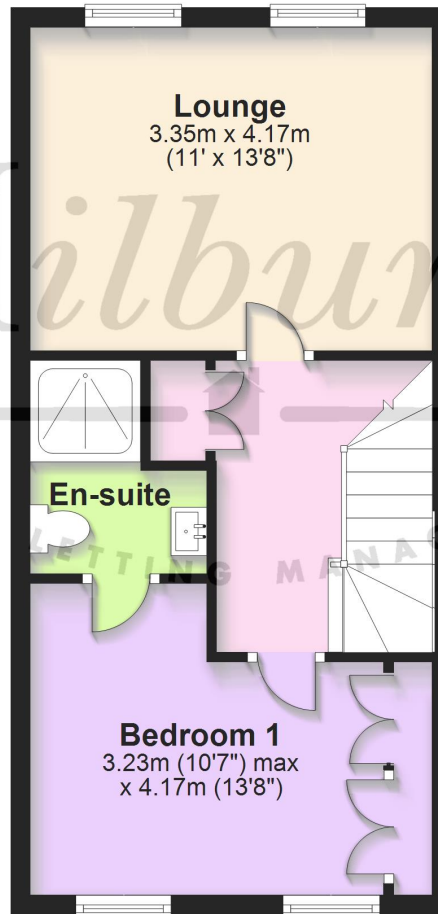
Ground Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



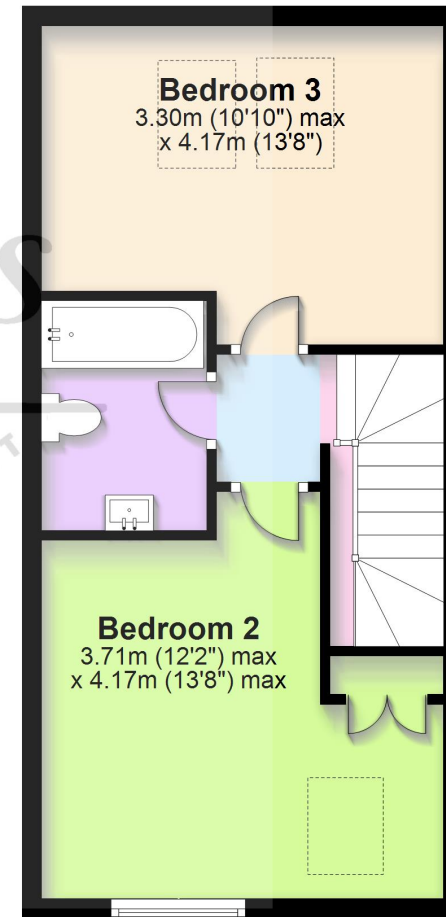
First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Second Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 119.4 sq. metres (1284.7 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

219 Dowsell Way, Yate, South Gloucestershire BS37 7DZ

Located in 'Ladden Garden Village' which is an exciting new development in North Yate, this delightful 3/4 bedroom townhouse is situated close to the Sainsbury local shop and children's nursery. Built by David Wilson Homes and completed circa 6 years ago, the property is filled with natural light and has been further improved by the current owners and presents extremely well. The layout offers flexible accommodation over three floors comprising an entrance hallway, downstairs cloakroom, study and lovely kitchen/diner/family room which is the hub of the home! On the first floor the master bedroom comes with an ensuite plus there is another room currently used as the lounge but could easily be used as an additional, spacious bedroom. On the top floor there are two further double bedrooms and a family bathroom. Outside the sunny rear garden has a patio area and artificial lawn so provides a low maintenance feel, plus there is side access leading to a single garage and driveway with parking for 2 vehicles. Estate Fee Applies.

Situation

Ladden Gardens is a modern and exciting development located North of Yate town, extending from Brimsham Park. There is a local Sainsburys, a pre-school and nursery, plus plans for a primary school which will be built nearby. It is approximately 7 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Nearby Yate has a train station with main line connections, a leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. Chipping Sodbury is also only minutes drive away with its historic High Street dating back to the 12th Century, offers a wide and eclectic range of shops and established businesses. A Waitrose store is in the centre of the town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

Property Highlights, Accommodation & Services

- Semi Detached Townhouse
- Built in 2019 by David Wilson
- Three Bedrooms and Two Bathrooms
- Potential to Create Fourth Bedroom
- Flexible Accommodation Over Three Floors
- Kitchen/Diner, Study, Downstairs Cloakroom
- Westerly Facing and Enclosed Rear Garden with Artificial Lawned Area and Patio
- Single Garage and Driveway Parking for Two Vehicles
- EV Car Charging Point
- Council Tax Band - D - South Gloucestershire Council

Directions

Travelling along the Wickwar Road, turn onto Pegg Hill and then take the 3rd turning on the right into Clayhill Drive. Follow the road all the way down until you merge into Dowsell Way where number 219 will be found on the left hand side before you reach the nursery.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band D

Tenure - Freehold

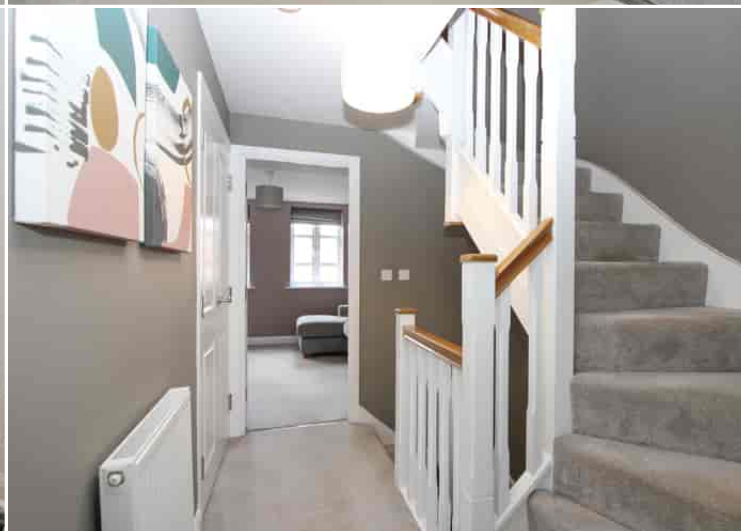
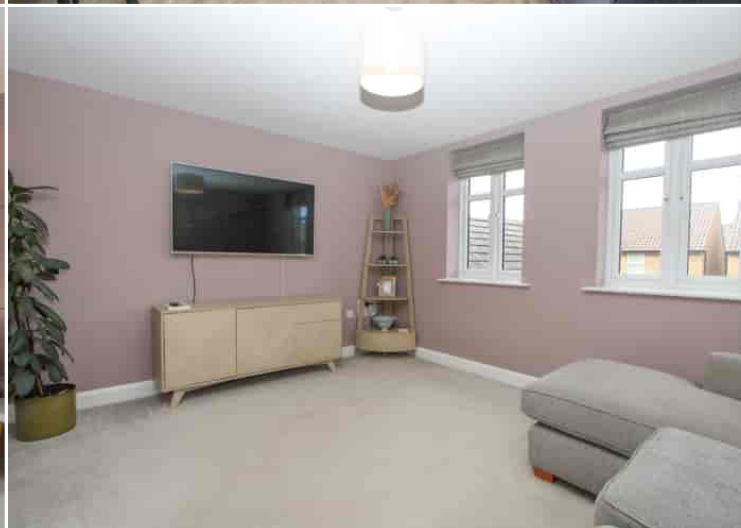
Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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